

**CITY OF BRIDGEPORT  
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT**

**COMMITTEE**

**TUESDAY, SEPTEMBER 18, 2012**

**6:00 PM**

ATTENDANCE: Council members: Brantley; Co-chair, Martinez; Co-Chair, Blunt

NON-COMMITTEE: Council member: \*Council President McCarthy

\*= sat in to make a quorum

Co-chair Brantley called the meeting to order at 6:29 pm.

Approval of Committee Minutes of July 12, 2012 (Special Meeting).

Approval of Committee Minutes of July 17, 2012.

**\*\* COUNCIL PRESIDENT McCARTHY MOVED TO ACCEPT THE MINUTES**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**115-11** Resolution regarding Proposed Amendment No. 1 to the Lower East End Municipal Development Plan (LEEMDP).

Co-chair Brantley stated that Mike Nidoh submitted a request to withdraw this item.

**\*\* COUNCIL MEMBER MARTINEZ MOVED TO ACCEPT THE WITHDRAWAL  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

*It was noted that the agenda would be taken out of order.*

**120-11** Grant Submission: re State of CT Department of Public Health-SFY 2013 Lead Poisoning Prevention Financial Assistance.

Ms. McGoldrick stated that the grant was from the State of CT Department of Public Health for lead poisoning financial assistance. There is no match and the amount of the grant is \$150,690. The funds will be used to expand awareness about lead poisoning in the community. They will also develop a public outreach campaign with emphasis on awareness. The grant term is from July 1, 2012 through June 30, 2013. The grant will also cover training for the lead inspectors, travel, a marketing campaign, radio ads, focus groups and educational materials and lead detection instruments.. It will also include an evaluation component to determine what needs to be improved.

Co-chair Martinez asked if this was the first time they were doing this program. Ms. McGoldrick said no.

Co-chair Martinez asked if they planned to do radio ads on the Spanish station. The response was yes.

Ms. McGoldrick said they would start as soon as the state signs the contract.

Council President McCarthy commented that Audrey Gaines does a good job running the lead prevention program.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE  
\*\* COUNCIL MEMBER MARTINEZ SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**118-11** Consolidated Plan for Housing and Community Development Program  
Year 37

**(Ref. #35-10)**Annual Action Plan: Substantial Amendment Community Development  
Block Grant.

Tyler Fairbarin stated that his office was approached by the developer at 333 State Street, who is in the process of developing a project consisting of 65-units of housing and ground floor commercial space – *he distributed copies of the amended resolution.*

He went on to say that the developer was the recipient of a \$10 million CHAFA loan and that he has contributed \$2.5 million of his own equity. He explained that they are coming to the end of the project and nearing the Certificate of Occupancy phase, but they are short \$300k to cover soft fees. He said they will take \$92k from the Homeowner Rehabilitation Program that was allocated from PY-37 that will be decreased. He clarified that the funds consist of unallocated CDBG funds.

**119-11** Consolidated Plan for Housing and Community Development Program  
Year 38

**(Ref. #53-11)**Annual Action Plan: Substantial Amendment Community Development  
Block Grant.

Mr. Fairbarin continued and included this item in his presentation and he stated they reallocated \$134,536 from the Homeowner Rehabilitation funds that weren't allocated to homeowners. He said it will be a thirty-year loan and the money will go directly back to the Homeowner Program. He explained that the allocation will allow the developer to complete the project and he has made a commitment to create eight(8) jobs for low and moderate income persons that he believed must be Bridgeport residents. He stated that of the 65-apartments, six (6) of them will be available to those making less than 60% of the median income; however, he clarified that the funding is unrelated to the apartments component and the funding will be dedicated to jobs. He further explained that the money will be reprogrammed from the Homeowner Assistance Program to the Jobs Assistance Program.

Council President McCarthy asked Mr. Farbarin to specify what types of jobs would be available. Ms. Kabel stated that they will have to be eight (8) full-time jobs, similar to what they did for the Bijou Square Development.

Council President McCarthy questioned what happens if the space that ends up going in is a restaurant. He questioned if managers, waitresses etc. would be considered for the jobs. Ms. Kabel said yes and the employees will have to provide their employment information.

Mr. Kooris, Director, OPED stated that his office isn't required to monitor the situation, but if the tenants don't comply with the hiring condition, they will have the option to take the money back. Co-chair Brantley questioned how they would take the money back after the fact. Ms. Kabel responded that if that should happen, they will have to go to court if they don't comply. Ms. Kabel added that that employment component remains in effect as long as the loan duration. She further explained that household resources will be verified regarding income and to ensure the proper qualifications are in place for the jobs component.

Co-chair Martinez emphasized that they need better outreach for the Homeowner Program. She stressed that she was aware of many people that need the assistance and certainly more than fourteen (14) people.

Co-chair Brantley agreed that they need better advertisement to make people aware that the funds are available.

Mr. Fairbarin clarified the amount that will be allocated to the developer is \$276,536.

*There was a general discussion regarding the use of all funding resources available to varied communities.*

Council President McCarthy asked the reason the developer was short of funds to complete the project. Mr. Kooris said he had an asbestos situation to remediate.

Council President McCarthy asked if they were sure the allocation would be enough and that the developer won't come back in the near future to request more funds. Both Mr. Fairbarin and Mr. Kooris were adamant that the developer has stated that the allocation would be enough to complete the project.

**\*\* COUNCIL MEMBER MARTINEZ MOVED TO APPROVE**

**\*\* COUNCIL PRESIDENT McCARTHY SECONDED**

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**(Ref. #35-10)**Annual Action Plan: Substantial Amendment Community Development  
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**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

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**\*Consent calendar**

### **ADJOURNMENT**

**\*\* CO-CHAIR MEMBER MARTINEZ MOVED TO ADJOURN**

**\*\* COUNCIL PRESIDENT McCARTHY SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services

City of Bridgeport  
Economic and Community Development and  
Environment Committee  
September 18, 2012  
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